

Exhibit 7



For: FIRST AMERICAN TITLE INSURANCE

BLOCK : 560 **ASSESSED OWNER** : MICH 424 PARK, LLC
LOT : 1 **BILLING ADDRESS** : 368 NEW HEMPSTEAD RD #302 NEW CITY, NY 10956
QUAL : **LOT ADDRESS** : 424-28 PARK AVE.
XLOT : **ESSEX** : EAST ORANGE CITY (973) 266-5130
 (MUNI CODE: 0705) 44 CITY HALL PLAZA EAST ORANGE NJ 07019

INFORMATION : C.O. REQUIRED ON NEW CONST, RESALES & RENOVATION
(FOR RESALE) SMOKE DETECTOR INSPECTION REQUIRED AS PER NJAC 5:70-4.19
 CALL (973) 952-6075 FOR INSPECTION
 INSPECTION FEE 25.00

ASSESSOR'S CODE : 4A - COMMERCIAL (NOT TO BE USED FOR DETERMINING NJ MANSION TAX)

APX. LOT SIZE : 85X59&REAR

ASSESSED VALUES : LAND : \$120,300 IMP. : \$1,025,200 TOT. : \$1,145,500

TAX RATE : \$3.141 PER \$100 OF ASSESSED VALUE

TAX EXEMPTIONS : NONE

2023 TAXES : \$36,289.44 PAID IN FULL

-2024 - DUE DATE :

QTR1 - 02/01 : \$9,072.36 PAID

QTR2 - 05/01 : \$9,072.36 PAID

QTR3 - 08/01 : \$8,917.72 PAID

QTR4 - 11/01 : \$8,917.72 PAID

-2025 - DUE DATE :

QTR1 - 02/01 : \$8,995.04 OPEN

QTR2 - 05/01 : \$8,995.04 OPEN

ADDED ASSESSMENTS : NONE

WATER ACCOUNT # : SEE ADDENDUM

SEWER ACCOUNT # : INCLUDED IN WATER ACCOUNT(S)

CONFIRMED ASSESSMENTS : NONE

LIENS : SEE ADDENDUM

Additional Vacant/Abandoned Property Fees may apply. Municipalities reserve the right to impose property registration fees on a property deemed vacant/abandoned and additional fees on a property in which foreclosure proceedings have commenced. These fees are municipal charges subject to tax sale. It is advised that funds be escrowed to cover these potential fees. Please contact the municipality to confirm status.

ADDITIONAL BILLING : SEE ADDENDUM

Certificate as to current status of pending (unconfirmed) assessments:

ORDINANCE #: NONE

TYPE OF IMPROVEMENT:

Charles Jones LLC guarantees that the above information accurately reflects the contents of the unredacted public record as of 12/24/2024

The logo for Charles Jones, featuring the brand name in a stylized, cursive script font. The 'C' in 'Charles' and the 'J' in 'Jones' are particularly prominent. Below the script, the text 'A DataTrace Company' is printed in a smaller, sans-serif font.

NEW JERSEY TAX & ASSESSMENT SEARCH

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WATER ACCOUNT # : EAST ORANGE WATER COMMISSION 99 SO. GROVE ST. EAST ORANGE, NJ 07018
(973) 266-8869 ACCT #: 17064 0 TO: 12/20/2024 \$778.99 OPEN PLUS
PENALTY; ADDITIONAL ACCOUNTS MAY EXIST; PLEASE HAVE SELLER PROVIDE
EVIDENCE OF ALL SERVICE AT CLOSING. SUBJECT TO FINAL READING. INTEREST
TO 1/24 - \$10.12

LIENS : 2023 3RD PARTY LIEN MISC;AMT: \$932.04 + SUBSEQUENT TAXES +
INTEREST;CERT.#: 24-00139;SOLD ON: 12/04/2024;SOLD TO: RTLFI-NJ II
LLC;MUST CALL PRIOR TO SETTLEMENT FOR REDEMPTION FIGURES. REMARK: THE
REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54

ADDITIONAL BILLING

Miscellaneous DPW CLEANUP FEE:

2023 \$774.00 INCLUDED IN BELOW LIEN

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